REAL ESTATE R**EGULATORY AUTHORITY, BIHAR**

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/355/2024

Shalini Pansari **…...Complainant**

Vs

M/s Expression Buildtech Pvt. Ltd. **…..Respondent**

Project: Expression Exotica, Block-A

Present: **For Complainant: Mr. Punit Kumar, Advocate**
For Respondent: Mr. Amit Singh, Advocate

25/08/2025 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. Mr. Amit Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that many basic amenities which were agreed to be fulfilled by the respondent, as outlined in the complaint petition of the complainant, have not been fulfilled. Even the parking space was not allotted initially but the same has been done after he has come before this Bench but not as per the agreement.

Learned counsel for the respondent submits that as per the provisions of RERA Act, 2016 he is liable to fulfil the structural deficiency, if any, caused in the construction of the building. He also submits that there was no hue and cry raised by the complainant while taking over the possession of the said apartment which was done in the month of November, 2022. He further submits that he has no grudge from any other buyer except the present complainant.

Both the respondent and the complainant are directed to submit a copy of the certificate from the Association of Allottees as regards fulfilment of amenities as committed by the respondent in their agreement for sale/ absolute sale deed. The respondent is directed to submit the fire NOC (final copy), completion as well as occupancy certificate of the concerned building apart from the other documents.

Put up this case on 04.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar